

The Residences on Main Street

68th Street and Main Street, Scottsdale

February 2, 2004

Project Narrative

The Residences on Main Street application will result in rezoning of the property from an existing C-3 Downtown Overlay to RH-2. 100 residential units are proposed for the property with a 3,000 s.f. ground level retail/restaurant use for Valley Ho hotel guests and residents. The request is also for the building height to be increased from the currently allowed 36 ft to a maximum of 5 floor levels and a building height of 65 feet. See attached Project Information Sheet for additional information regarding Density, Parking and FAR.

The Residences on Main Street will be located on the southeast corner of the existing (but now abandoned) Main Street and 68th Street, across from the soon to be restored Valley Ho Resort. Originally part of the resort property, the land currently has guest room structures built in the 1960's. The structures are not currently being used. This part of the resort property was not part of the Historical Overlay granted to the resort approximately a year ago. Under an agreement between MSR properties and Parklawn, LLC it is proposed that the land will be redeveloped to contain a two level underground parking structure for the hotel and proposed residences with a five level residential building constructed on top of it.

The proposed design is a terraced structure, stepping away from the single family residences west of 68th street and across the alley to the south. Primary access to the residences will be from a common drive near the original Main Street alignment with building services from the alley. Amenity space for the residences is also located on the south side of the building. All parking will be underground. 160 spaces are required for the residences and the small retail area but an additional 175 spaces are being provided for the Valley Ho Resort.

The architecture of the residence draws from the historic structures of Scottsdale-the Loloma School, the old Scottsdale High School and other historic structures in the Valley. The building will be enclosed in stone wainscot, antiqued plaster with cast stone window surrounds and copings. Windows and doors will be recessed for shade and shadow. Colonnades, arches and deep recesses characterize the lower levels of the building. Desert materials and colors will be used throughout.

PROJECT INFORMATION

SITE AREA:

PARCEL A: 64,020 S.F. OR 1.47 ACS
PARCEL B: 123,662 S.F. OR 2.84 ACS
TOTAL SITE AREA: 187,681 S.F. OR 4.31 ACS.

ZONING:

	<u>EXISTING</u>	<u>PROPOSED</u>
PARCEL A:	C-3 WITH DOWNTOWN OVERLAY	RH
PARCEL B:	C-3 WITH DOWNTOWN OVERLAY	TO REMAIN

PROPOSED USES:

PARCEL A: RESIDENTIAL (CONDOMINIUMS) WITH LIMITED RETAIL
AND UNDERGROUND PARKING FOR THE VALLEY HO
RESORT
PARCEL B: RESIDENTIAL (TOWNHOMES)

RESIDENTIAL DENSITY:

	<u>ALLOWABLE (23 DU/A)</u>	<u>PROPOSED</u>
PARCEL A:	34 UNITS	100 UNITS (68 DU/A)
PARCEL B:	65 UNITS	62 UNITS (22DU/A)

BUILDING AREAS:

	<u>ALLOWABLE (1.8 FAR)</u>	<u>PROPOSED</u>	<u>F.A.R.</u>
PARCEL A:	115,234 S.F.	140,000 S.F.	2.19
PARCEL B:	<u>222,591 S.F.</u>	181,000S.F.	1.46
TOTAL AREAS:	337,825 S.F.	321,000 S.F.	1.71

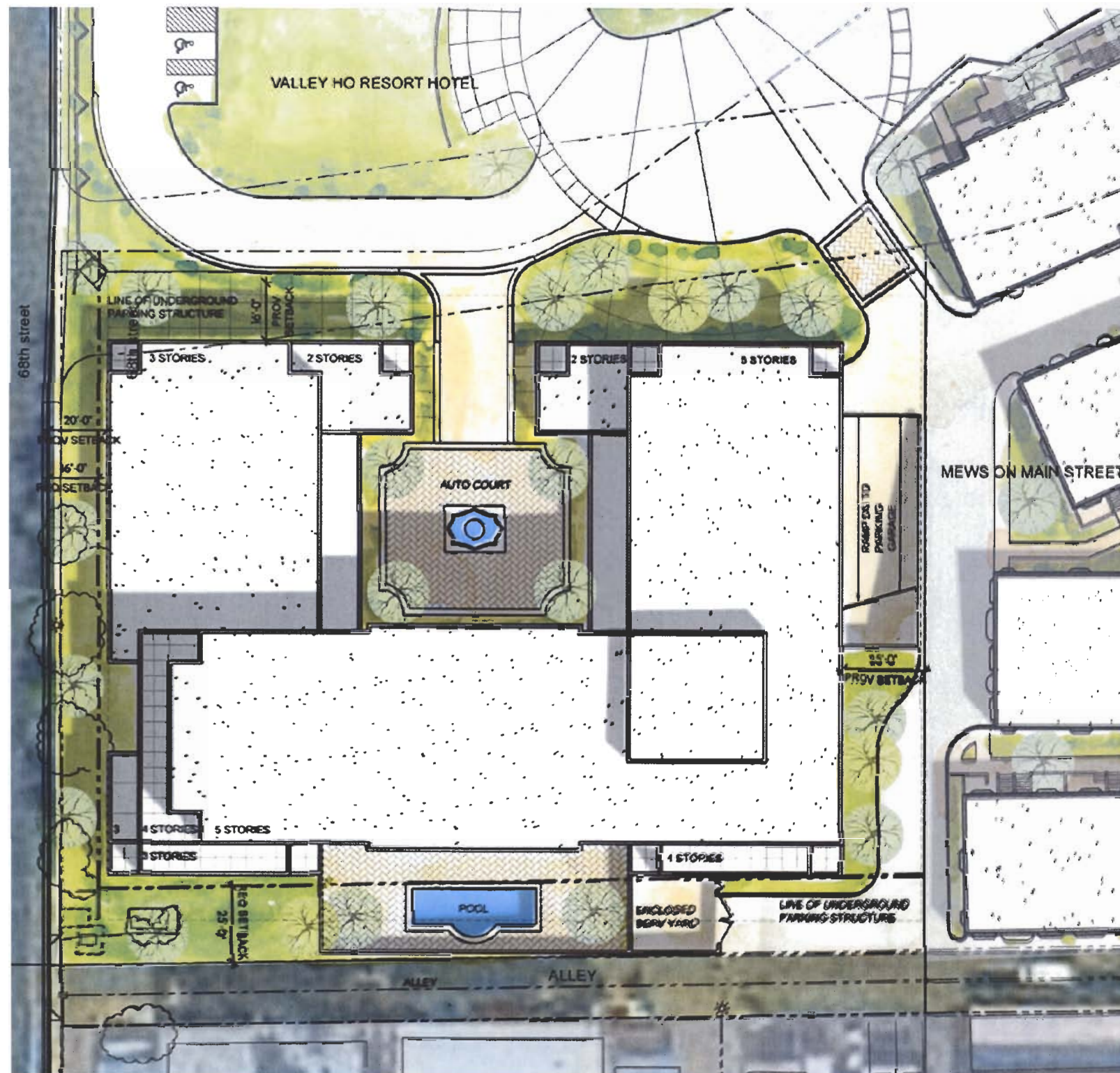
BUILDING HEIGHTS:

	<u>ALLOWABLE</u>	<u>PROPOSED</u>
PARCEL A:	36 FEET	65 FEET (5 STORIES)
PARCEL B:	36 FEET	36 FEET

PARKING:

	<u>REQUIRED</u>	<u>PROVIDED</u>
PARCEL A:	160 SPACES	335 SPACES*
PARCEL B:	93 SPACES	124 SPACES

*INCLUDES 175 PARKING SPACES FOR THE VALLEY HO RESORT



PROJECT SITE PLAN

SCALE: 1/8"=1'-0"



PROJECT INFORMATION

SITE AREA:
PARCEL A 84,020 S.F. OR 1.91 ACS

ZONING:
PARCEL A EXISTING R-1 WITH DOWNTOWN OVERLAY PROPOSED R-1

PROPOSED USES:
PARCEL A RESIDENTIAL (CONDOMINIUMS) WITH LIMITED RETAIL AND UNDERGROUND PARKING FOR THE VALLEY HO RESORT

RESIDENTIAL DENSITY:
PARCEL A ALLOWABLE (23 DU/A) 34 UNITS PROPOSED 100 UNITS (64 DU/A)

BUILDING AREAS:
PARCEL A ALLOWABLE (1.8 FAR) 115,234 S.F. PROPOSED FAR 140,000 S.F. 6.10

BUILDING HEIGHTS:
PARCEL A ALLOWABLE 36 FEET PROPOSED 66 FEET (6 STORIES)

PARKING:
PARCEL A REQUIRE 163 SPACES PROVIDED 335 SPACES*
*INCLUDES 175 PARKING SPACES FOR THE VALLEY HO RESORT

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RESIDENCES ON MAIN STREET

68th Street and Main
Scottsdale, Arizona

PREPARED FOR:
PARKVIEW HOMES, LLC
11421 N. 91ST ST, SUITE 101
SCOTTSDALE, AZ 85255
480-473-3700

REVISION	NO
DATE	FEB 3, 2004
ARCHITECT	
PROJECT MANAGER	0343
PROJECT NUMBER	1-30
SCALE	
DATE	
TIME	
FILE	



View From Northwest
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View from southwest
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